

# 1136 Dunbar Street

COMPASS

## Features & Amenities



|                     |                                                                                  |
|---------------------|----------------------------------------------------------------------------------|
| <b>Bedrooms</b>     | 2 bedrooms                                                                       |
| <b>Baths</b>        | 1 full bath                                                                      |
| <b>SQFT</b>         | <b>Main House:</b> 982 SF, per HCAD<br><b>Garage Apartment:</b> 704 SF, per HCAD |
| <b>Lot Size</b>     | 5000, per HCAD                                                                   |
| <b>Year Built</b>   | 1925, per HCAD                                                                   |
| <b>Garage</b>       | 2 Car detached                                                                   |
| <b>Neighborhood</b> | North Norhill   Heights                                                          |

## House Overview

### OVERALL

- Charming Heights bungalow situated on a 5,000 SF lot w/ wonderful curb appeal, fully fenced front yard, inviting covered front porch
- Approx. 1,686 SF total living area per HCAD (comprised of approx. 982 SF main residence + approx. 704 SF detached garage apartment)
- Crown molding throughout main residence
- Original character & architectural details including beadboard accents + exposed brick from original wood-burning stove, original pine wood flooring
- Wonderful indoor/outdoor living w/ approx. 500 SF of decks & porches
- Main house roof (2020)
- Main house HVAC (January 2023)
- Main house tankless water heater (2017)
- Updated electrical
- Security system – Comfort Security
- Gas & electric availability for stove & dryer, per previous seller
- Wonderful location in sought after North Norhill in the Heights, tucked away on a quiet street while still offering easy access to popular Heights dining, shopping & entertainment
- Close proximity to the shops, restaurants & local favorites along 19th & 20th Streets, Studewood, N. Main & White Oak, and Airline Farmer's Market
- Minutes from Heights Blvd., White Oak Bayou Greenway trails & neighborhood parks
- Easy access to I-10, 610 & I-45, Downtown, Washington Corridor & surrounding Inner Loop destinations
- Close proximity to nearby grocery options including H-E-B, Kroger & Whole Foods

Information such as measurements, square footage and descriptions of materials, fixtures, or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by Buyer prior to purchase.



The  
Conkling  
Group

RACHEL CONKLING  
Rachel.Conkling@compass.com  
713-894-9070

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NOTE: Detached garage w/ approx. 704 SF garage apartment, currently occupied by long-term tenant (leasing for approx. 16th years!) at \$1,100/month on a month-to-month basis; Seller has not increased rent since purchasing the property in 2020. Buyer could keep tenant in place to generate income or seller can provide notice to tenant to vacate within 30 days. Seller has never been inside the garage apartment. Garage apartment and garages sold "as-is".

### FRONT EXTERIOR

- Charming curb appeal
- Fully fenced-in front yard w/ modern metal fencing + pedestrian & driveway gates
- Electric driveway gate provides added privacy & convenience
- Inviting covered front porch w/ charming beadboard ceiling + lantern-style exterior lighting
- Porch swing remains w/ the home; perfect spot to relax & enjoy the neighborhood
- Fresh, neutral exterior complemented by contrasting black accents
- Manicured front lawn + landscaped garden beds
- Extended driveway provides convenient off-street parking
- Side driveway leads to detached garage & garage apartment

### BACK EXTERIOR

- Fully fenced-in backyard w/ multiple areas for outdoor living &

- entertaining; plenty of space to dine al fresco and for pets/kids to play
- Expansive wood deck recently stained (2026) + offers ample space for multiple seating areas
- String lighting creates a charming setting for evening entertaining
- Landscaped green space w/ garden beds + mature greenery, w/ decorative fountain + stepping-stone detail
- Detached garage + garage apartment positioned at rear of property
- Gated separation between main residence outdoor space + garage apartment area
- Detached garage w/ 2 separate single-car garage spaces + manual garage doors
- Garage apartment located above detached garage, both sold "as-is"

### LIVING ROOM

- Welcoming light-filled living room with abundant natural light
- Mock fireplace w/ exposed brick surround, traditional mantel + charming beadboard detail above
- Crown molding + classic millwork throughout
- Ceiling fan w/ light
- Multiple windows overlooking front & side yard
- Wide opening + glass double doors provide seamless flow into dining room; ideal for everyday living and entertaining

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### DINING ROOM

- Centrally located dining room connecting the living room + kitchen for an easy flow throughout the home; ideal for everyday living and entertaining
- Crown molding + classic millwork throughout
- 2 large windows provide abundant natural light
- Charming chandelier anchors the space
- Glass double doors open to living room
- Hallway provides access to bedroom wing & bath

### KITCHEN

- Located towards back of the home; through dining area
- Updated kitchen
- Abundant natural light
- Granite countertops w/ generous counter space + cabinetry above & below
- Oversized stainless steel sink w/ garbage disposal below
- Kitchen window above sink provides natural light
- White cabinetry w/ display cabinet + open shelving
- Under-cabinet lighting + recessed lighting
- Soft-close cabinetry & drawers
- Charming exposed brick detail adds original character
- Kenmore single oven w/ electric 4-burner cooktop (Gas & electric connections available for range)
- Stainless steel vent hood

- Whirlpool dishwasher
- New refrigerator (December 2025); refrigerator does not have a water connection
- Dry bar area w/ granite countertop, cabinetry + open display shelving
- Double doors open to laundry closet w/ connections for full-size washer + dryer
- Back door, w/ integrated blinds, provides direct access to back deck + yard

### PRIMARY SUITE

- Located at rear of home for added privacy
- Windows w/ blinds
- Charming light fixture
- 2 closets

### SECONDARY BEDROOM #1

- Located at front of home w/ abundant natural light
- 4 windows w/ blinds
- Ceiling fan w/ light
- Closet
- Versatile secondary bedroom could also function as home office or guest room

### SHARED BATHROOM

- Centrally located full bathroom w/ convenient hall access between both bedrooms + main living area
- Tub/shower combination w/ white subway tile surround, soap niche & privacy window
- Charming shiplap-style wall detail

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- Pedestal sink w/ vanity mirror & light above
- Linen + medicine cabinet storage
- Penny tile flooring w/ accent detail
- Recessed lighting
- Towel bars for hand + bath towels

### GARAGE APARTMENT

- Detached garage w/ approx. 704 SF garage apartment
- Garage apartment features living area, eat-in kitchen, separate bedroom + full bathroom
- Long-term tenant has occupied garage apartment for approx. 16 years+, currently pays \$1,100/month on a month-to-month basis
- Seller has not increased rent since purchasing the property in 2020; tenant has consistently paid rent on time
- Buyer may elect to keep existing tenant in place, or Seller can provide tenant 30 days' notice to vacate prior to closing
- Garage apartment is separately metered for water, gas + electricity
- Separate downstairs laundry area for garage apartment
- Garage apartment HVAC age unknown
- NOTE: Seller has not been inside the garage apartment since purchasing the property in 2020 & current condition is unknown. Photos provided are from the previous 2020 listing and may not reflect current condition.
- Only serious buyers may view the interior of the garage apartment

### UTILITY

- Convenient utility area located behind double doors off kitchen
- Full-size washer + dryer (2025)
- Built-in upper cabinetry for additional storage
- Hanging rod
- Gas & electric availability for dryer

### EXCLUSIONS

- Microwave

### INCLUSIONS

- Refrigerator (2025)
- Washer & Dryer (2025)
- Dishwasher
- String patio lights
- Water fountain in back exterior

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